



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 02 July 2021 15:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jasmine Kaur Singh <Jasmine.KaurSingh@arun.gov.uk>
Subject: LU/124/21/PL

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18-22 East Street Littlehampton BN17 6AW

Change of use from C2 Residential Institution to HMO (Sui Generis)

The application site covers two adjacent properties, 18 – 20 and 22 East Street. The buildings are locally listed and located within a conservation area. Further it is located in close proximity to two listed buildings: a farmhouse (The Farm) and a school building (The Flintstone Centre).

The application site itself contains two attractive flint buildings which front on to East Street and are characterised by their flint and decorative brick construction. They have small front garden areas which are separated from a public footpath by a flint boundary wall with brick capping. Both the buildings associated with this application, and the conservation area are considered to be of historic interest representing an important stage in the development of the town.

The Farm is a Grade II Listed Building. It is two storeys and consists of two parallel ranges, with the front elevation fronting on to East Street. The walls of the front east elevation are predominantly flint with brick quoins around the windows, doors, and used to form the corners. The windows are a mixture of casements with leaded lights as well as some modern Crittel types. It is of architectural and historical significance.

The Flintstone Centre and low wall to the front of it are both listed as Grade II. The school fronts on to East Street and forms an imposing building. The building is constructed using local materials in a 'gothic' style and is a good example of a late C.19 school building. It was constructed for the growing town and remains as an education establishment. It is therefore of architectural, historic and communal significance.

The special character and appearance of the conservation area largely derives from the great variety in age (although the majority of the buildings are Victorian and Edwardian), style, form and function of the buildings within the area. Large formal buildings, such as Roland House and Winterton Lodge and the Manor House, contrast in scale and style with nearby domestic buildings often constructed in a vernacular style using local materials. The application site is one such domestic building

The Proposal

The proposal is for a change of use from C2 Residential Institution to a HMO. The heritage statement confirms that there would be no physical external alterations to the buildings, which is positive, given the attractive external

elevations of the buildings. However, it is not clear if the large sign on numbers 18-20 would remain or be removed. Its removal would be supported.

The buildings are located in a predominantly residential area, and it is considered that further residential accommodation would not be out of character, or cause harm.

Conclusion

It is considered that the proposal will not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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